



***Please turn off cell phones, beepers and any other auditory devices while meeting is in session. Thank you.***

**CLARK COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
THURSDAY, APRIL 15, 2004**

**6:30 P.M. - PUBLIC HEARING**

**BOCC HEARING ROOM, 6<sup>TH</sup> FLOOR  
PUBLIC SERVICES BUILDING  
1300 FRANKLIN STREET  
VANCOUVER, WA**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL & INTRODUCTION OF GUESTS**
- III. GENERAL & NEW BUSINESS**
  - A. Approval of Agenda for April 15, 2004
  - B. Approval of Minutes of 11/17, 11/20, 11/24 & 12/18/2003 (sent out in February's meeting packet)
  - C. Communications from the Public
- IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:**
  - A. OPEN SPACE & TIMBERLAND APPLICATIONS:**

Planning Commission will consider staff recommendations for approval or denial of Timberland or Open Space Applications for Current Use Assessment pursuant to Chapter 84.34 of the RCW. The criteria for Open Space or Timberland was established by Resolution No. 1977-10-32, adopted November 7, 1977 and Ordinance No. 1982-02-65 adopted March 17, 1982, and Ordinance No. 1996-02-30, adopted February 27, 1996.

**Staff Contact: Jim Vandling, (360) 397-2375, Ext. 4714 or e-mail:**

[james.vandling@clark.wa.gov](mailto:james.vandling@clark.wa.gov)

**B. BIENNIAL CODE AMENDMENTS:** Clark County is proposing 32 code amendments, which are as follows:

- 1) **Continuance Fee Change in Title 2 (CCC 2.51.120)** – removal of the fee reference for the continuance under Title 2 and direct it to Title 6.
- 2) **Concomitant Rezone Agreement (CCC Table 6.110A.010(2)(G))** – A “rezone concomitant agreement release” is a form of covenant release. In order to provide clarification staff is proposing to add this term to the covenant release section of Title 6.
- 3) **Setback Exemption for Open Porches and Stoops (CCC 40.200.070(A))** – Apply the setback exemption for open porches and stoops to all property line setbacks.
- 4) **Cross Reference Citation for Churches in Single-Family Residential Zones (CCC Table 40.220.010-1(4)(a))** – Add the cross reference to special uses for churches under the zoning table.
- 5) **Cross Reference Citation for PUD’s in the Residential Districts (CCC Table 40.220.020-1(1)(n))** – Add the cross reference to uses permitted subject to review and approval for single-family detached dwellings.
- 6) **Cross Reference Citation for Detached SFR’s in the Residential Districts (CCC Table 40.220.020-1(1)(q))** – Add the cross reference to uses permitted subject to review and approval for single-family detached dwellings.
- 7) **Setback Exemption for Non-Conforming Lots (CCC 40.220.070(D))** – Reinserting a provision that allowed legal lots, which were smaller than the underlying zoning designation, to use the setbacks for the zone they more closely correspond to in size.
- 8) **NAICS (CCC Table 40.230.080-1)** – Add a footnote to sections 22 and 23 of the county code’s reference to the North American Industry Classification System (NAICS) noting the appropriate year to utilize under NAICS.
- 9) **Grammatical Correction – Infill Alley Access (CCC 40.260.110(I)(5)(e))** – Grammatical correction replacing an inadvertent hyphen with a period.
- 10) **Retail Parking for Supermarkets (CCC Table 40.340.010-4)** – Adding a retail parking ratio for supermarkets.
- 11) **Code Citation Correction – Street and Road Standards (CCC 40.350.030(B)(5)(a))** – Correcting an inadvertent code citation reference and replacing it with the correct reference.
- 12) **Grammatical Correction – Plan Amendment Procedures (CCC 40.350.030(C)(5))** – A grammatical correction adding hyphens that were inadvertently left out.
- 13) **Grammatical Correction – Plan Amendment Procedures (CCC 40.350.030(N))** – A grammatical correction adding hyphens that were inadvertently left out.
- 14) **Cross Reference Citation for Erosion Control (40.380.050(B)(6))** – Correcting a cross reference that incorrectly points to a previous section.

- 15) **Shorelines (CCC 40.460.060(A)(2))** – Reinsert a provision which allows a longer period of time for shoreline work based on a finding of good cause.
- 16) **Post-Decision Procedures and Final Site Plans (CCC 40.520.060)** – Clarifying that once a final site plan has been approved, post-decision reviews are not allowed.
- 17) **Maximum Lot Size Exemption (CCC 40.220.010(C)(2))** – Clarifying the exception to the maximum average lot size for short plats.
- 18) **Density Transfer (CCC 40.220.010(C)(5)(b))** – Adding language to allow regional stormwater facilities to be used for density transfer and to clarify that easements for utility transmission lines do not qualify for density transfer.
- 19) **Density Transfer (CCC 40.220.010(C)(5)(b)(3))** – Adding language to clarify that lots along the perimeter of a density transfer development (that “abut” single-family zones) to have at least 90% of the minimum lot area standard for the base zone.
- 20) **Pedestrian Connection – Commercial (CCC 40.230.010(D)(5)(a))** – Adding language to clarify that a larger sidewalk width for commercial facilities is required to connect street or streets to the primary building entry or entries.
- 21) **Building Front – (CCC 40.230.010(D)(5)(b))** – Adding language to clearly identify where landscaping in front of a building should be placed.
- 22) **Wetland Permit Application (CCC Table 40.450.040(F)(2)(c))** – Adding language to help clarify submittal requirements that are vague and ambiguous as they pertain to Wetland Permit applications.
- 23) **Legal Lot Determination – Public Interest Exception (CCC 40.520.010(E)(3))** – Removing a specific criterion relating to assessed value.
- 24) **Road Modifications (CCC 40.550.010)** – Removing criteria that is unclear and undefined, and provide language to better serve the public interest. Also, removing references to modifications to state routes and correct a code structure hierarchy error within the section.
- 25) **Stormwater Fee for Small Residential Projects (CCC Table 6.110A.010(3)(H), (J) and Table 6.110A.020(2)(I), (K))** – Add “small residential projects” that discharge water off-site to the fee schedule.
- 26) **RV Storage Independent of Mini-Storage (CCC Table 40.230.010-1(9)(g))** – Proposed change to allow RV Storage and Mini-Storage independent of each other in certain commercial zones.
- 27) **Class IV-G Single-Family Dwelling Moratoria Waiver (CCC 40.260.080)** – Adding language to allow for enforcement of county forest practice violations.
- 28) **Wireless “Array” Definition (CCC 40.260.250(C) “Array”)** – Updating the definition for array to reflect current industry standards.
- 29) **Landscape Matrix (CCC Table 40.320.010-1)** – Reversing the buffer width requirements of the L4 standard and the L5 standard to be consistent with adopted language.
- 30) **Sediment Removal from Roadways for Small Parcel Development (CCC 40.380.050(A))** – Adding language to require sediment removal from roadways for Small Parcel Development. The removal of this

requirement was an oversight during the stormwater code rewrite done in 1999.

- 31) **CARA (CCC 40.410.020(C))** – Adding language to clarify that a CARA permit is required for certain uses that have a potential high impact on groundwater.
- 32) **Parcel Area on Final Plats (40.540.070(B)(3)(a))** – Adding language to require the parcel area for individual lots to be shown on the final plat.
- 33) **Update of Steep Slopes and Landslide Hazard Map** – Update steep slopes and landslide hazard map to reflect new information obtained through LIDAR technology.

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**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION**

**VIII. ADJOURNMENT**

**SUBMISSION OF WRITTEN TESTIMONY:**

*If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least **ten** copies for the record (seven copies for Planning Commission and three copies for staff).*

**E-MAIL TESTIMONY:**

*Testimony can be e-mailed to the Planning Department at the following e-mail address: [sonja.wiser@clark.wa.gov](mailto:sonja.wiser@clark.wa.gov) **PLEASE NOTE:** All e-mails need to be received by **12:00 noon** the day of the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record.*

**FAXED TESTIMONY:**

*Testimony can be faxed to the Planning Department at **759-6278**, Attn: Sonja Wiser, Administrative Assistant. All correspondence should be faxed **by 12:00 noon** the day of the public hearing in order to give staff adequate time for xeroxing and distribution.*

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify Clark County Planning of any special physical or language accommodations you may need as far in advance of meeting date as possible. Assistive listening devices are available for the deaf, hard of hearing and general public use. To request these arrangements, please contact Sonja Wiser at 397-2375, Ext. 4105.*

**HEARING COVERAGE:**

*Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or [www.cvtv.org](http://www.cvtv.org)*

SWAg 04-15-2004